



## King County Department of Assessments

### Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

**Area Name:** Mirrormont / Cedar River

**Previous Physical Inspection:** 1992 for subareas 10 & 13, 1994 for subareas 2 & 6

#### Sales - Improved Summary:

Number of Sales: 391

Range of Sale Dates: 1/97 - 1/99

#### Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$76,700	\$142,500	\$219,200	\$258,000	85.0%	20.59%
1999 Value	\$81,000	\$174,700	\$255,700	\$258,000	99.1%	9.63%
Change	+\$4,300	+\$32,200	+\$36,500		+14.1%	-10.96%*
%Change	+5.6%	+22.6%	+16.7%		+16.6%	-53.22%*

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -10.96% and -53.22% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1998 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$82,400	\$136,900	\$219,300
1999 Value	\$85,900	\$165,500	\$251,400
Percent Change	+4.2%	+20.9%	+14.6%

Number of improved Parcels in the Population: 3163

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

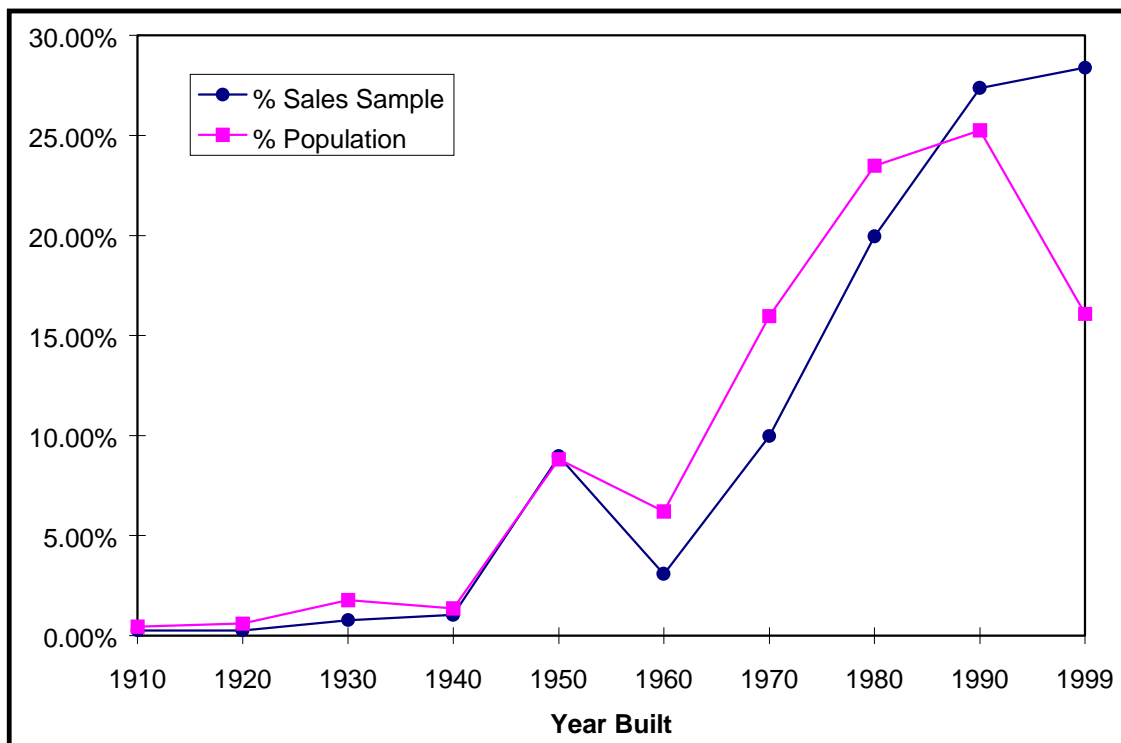
#### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

### ***Sales Sample Representation of Population - Year Built***

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	1	0.26%
1920	1	0.26%
1930	3	0.77%
1940	4	1.02%
1950	35	8.95%
1960	12	3.07%
1970	39	9.97%
1980	78	19.95%
1990	107	27.37%
1999	111	28.39%
391		

<b>Population</b>		
Year Built	Frequency	% Population
1910	14	0.44%
1920	19	0.60%
1930	56	1.77%
1940	43	1.36%
1950	279	8.82%
1960	196	6.20%
1970	505	15.97%
1980	743	23.49%
1990	799	25.26%
1999	509	16.09%
3163		

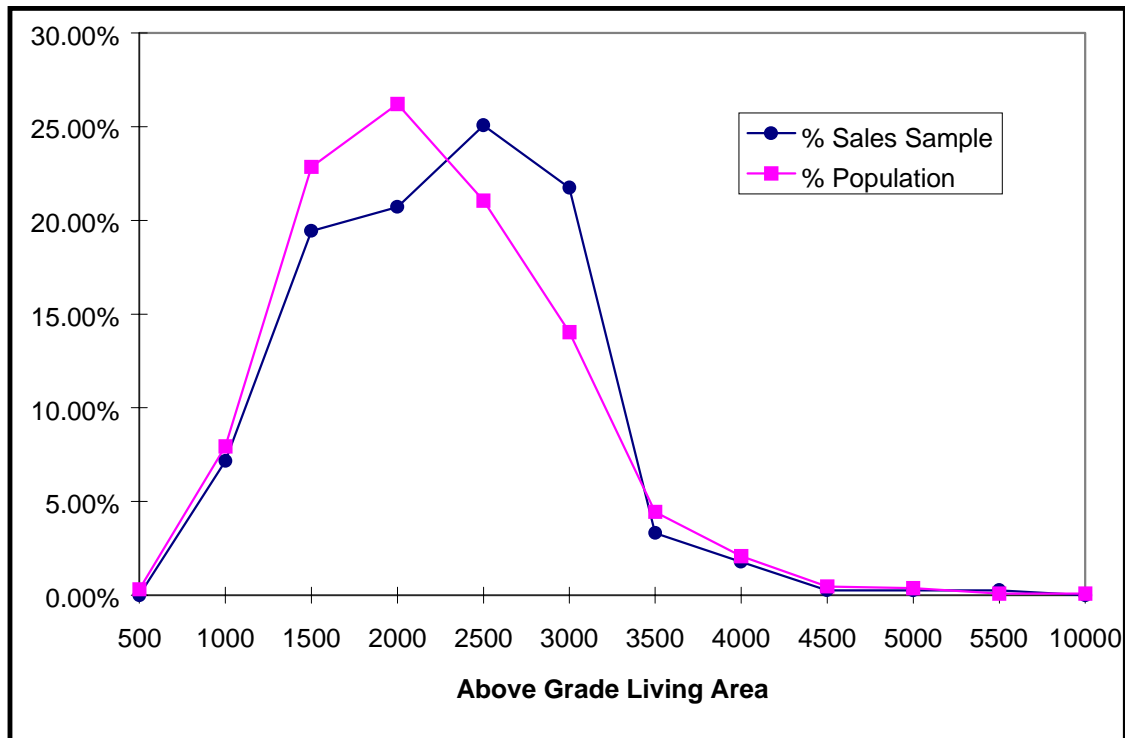


The sales sample adequately represents the population with regard to year built. The over-representation of new homes in the sales sample is normal since most new homes are expected to sell and become part of the sales sample taken in the last two years.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	28	7.16%
1500	76	19.44%
2000	81	20.72%
2500	98	25.06%
3000	85	21.74%
3500	13	3.32%
4000	7	1.79%
4500	1	0.26%
5000	1	0.26%
5500	1	0.26%
10000	0	0.00%
391		

Population		
Above Gr Living	Frequency	% Population
500	10	0.32%
1000	251	7.94%
1500	723	22.86%
2000	829	26.21%
2500	666	21.06%
3000	444	14.04%
3500	141	4.46%
4000	66	2.09%
4500	15	0.47%
5000	12	0.38%
5500	3	0.09%
10000	3	0.09%
3163		

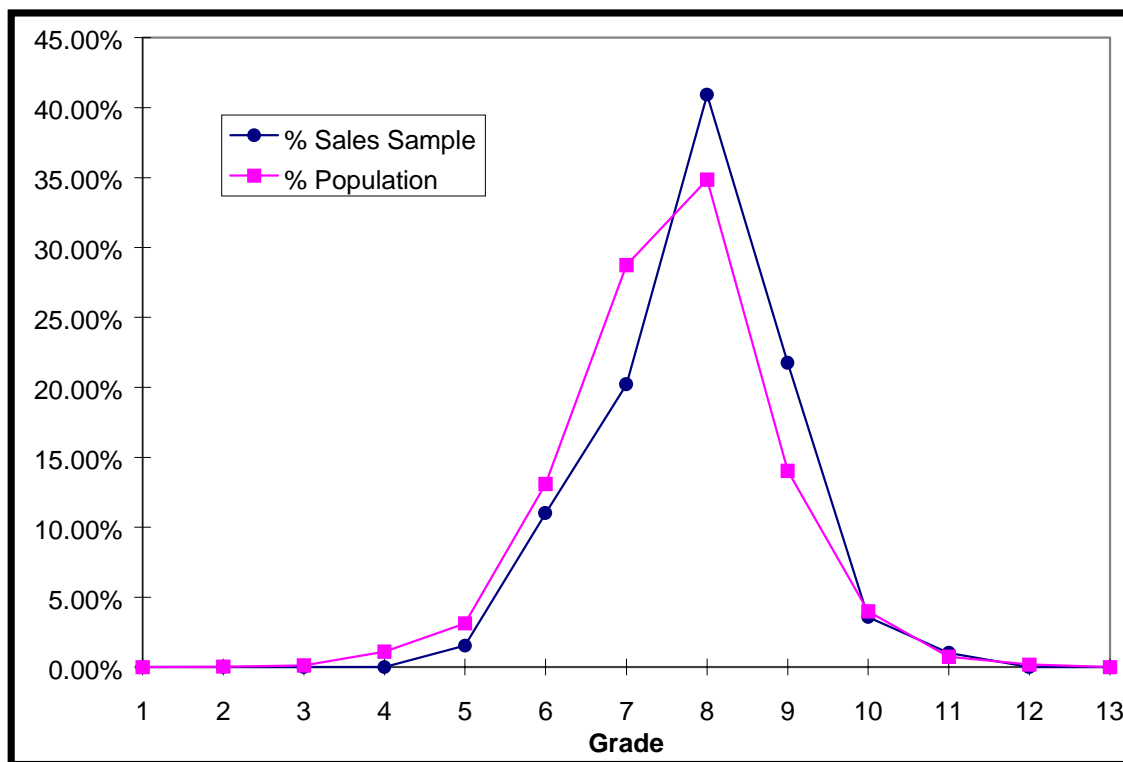


The sales sample Frequency distribution follows the population distribution fairly well with regard to Above Grade Living Area. Although a slight variation is seen in the 2000 to 3000 square foot range where new and larger homes have a high representation in regards to the population.

### Sales Sample Representation of Population - Grade

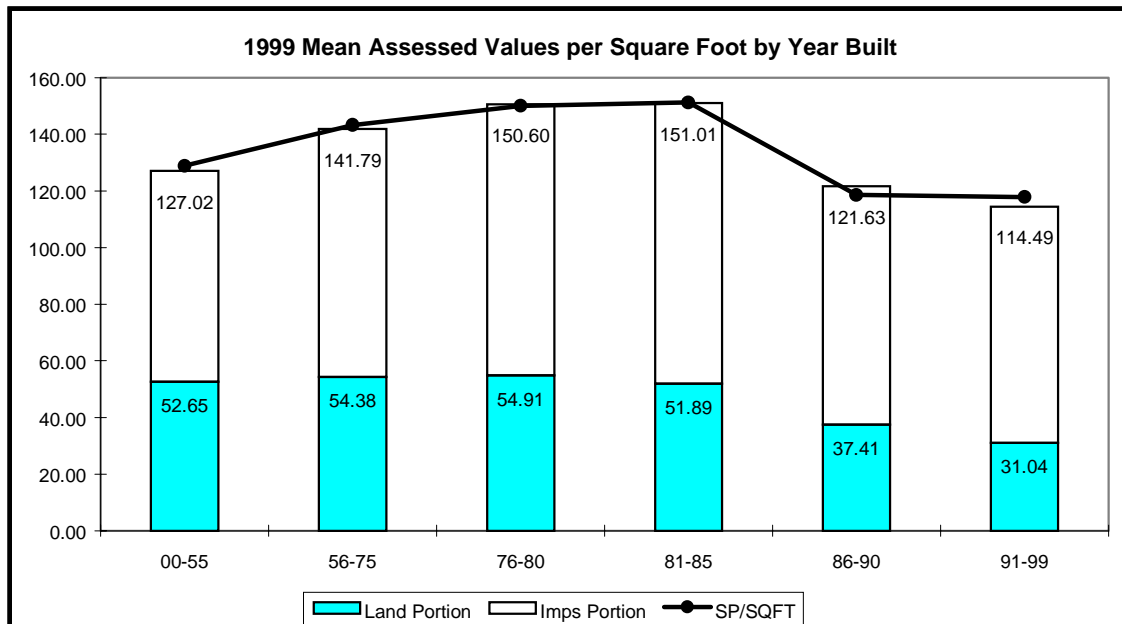
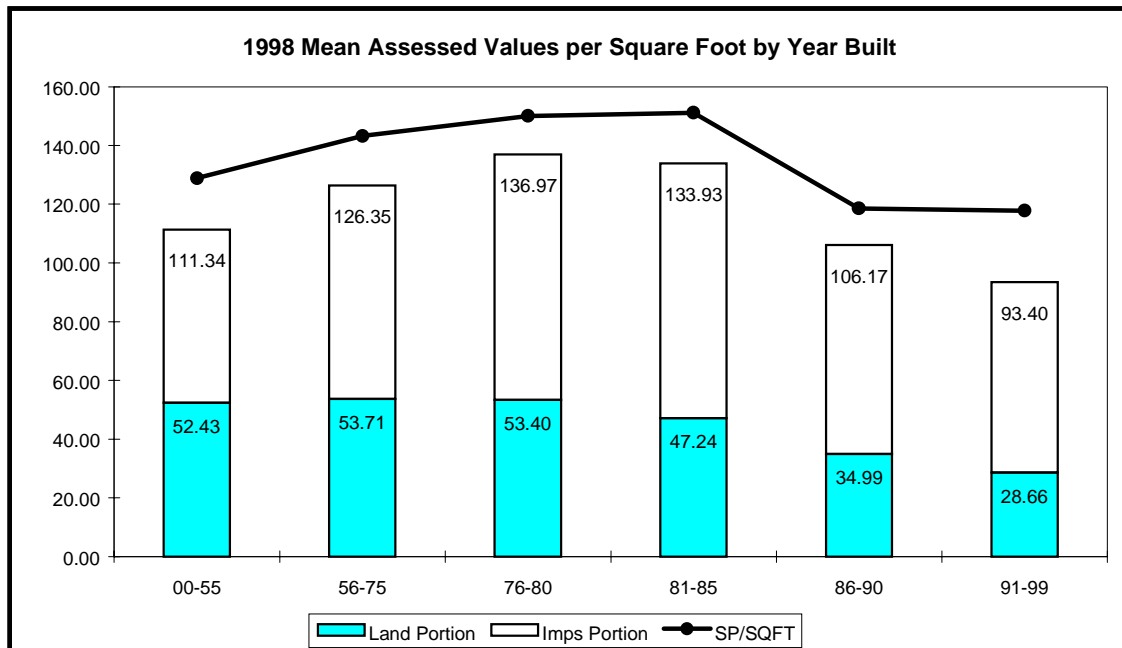
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.53%
6	43	11.00%
7	79	20.20%
8	160	40.92%
9	85	21.74%
10	14	3.58%
11	4	1.02%
12	0	0.00%
13	0	0.00%
391		

Grade	Frequency	% Population
1	0	0.00%
2	1	0.03%
3	4	0.13%
4	35	1.11%
5	99	3.13%
6	414	13.09%
7	909	28.74%
8	1102	34.84%
9	444	14.04%
10	126	3.98%
11	23	0.73%
12	6	0.19%
13	0	0.00%
3163		



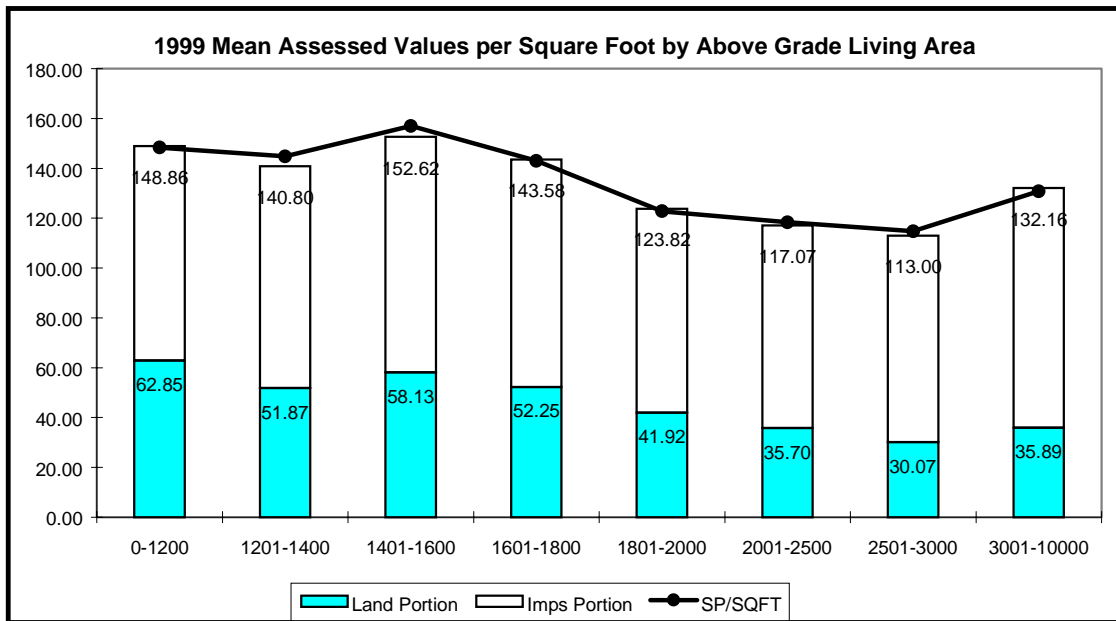
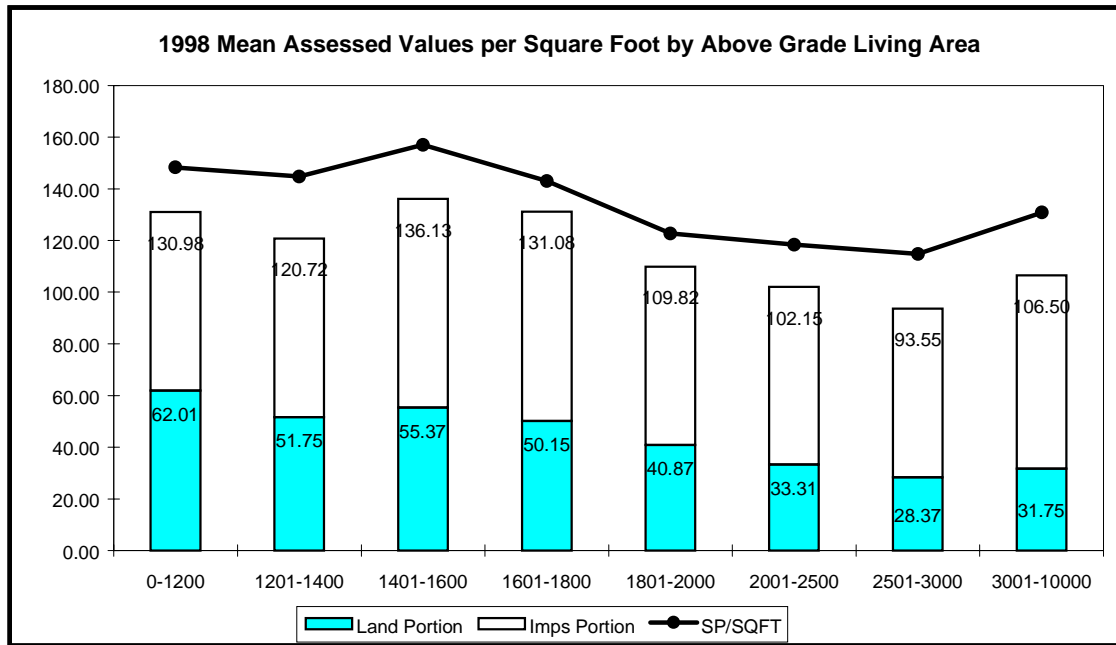
The sales sample adequately represents the population with regard to Building Grade. The slightly higher variation of grade 8 and 9 homes in the sales sample can be attributed to the sales of new homes, which are typically of this quality.

### ***Comparison of 1998 and 1999 Per Square Foot Values by Year Built***



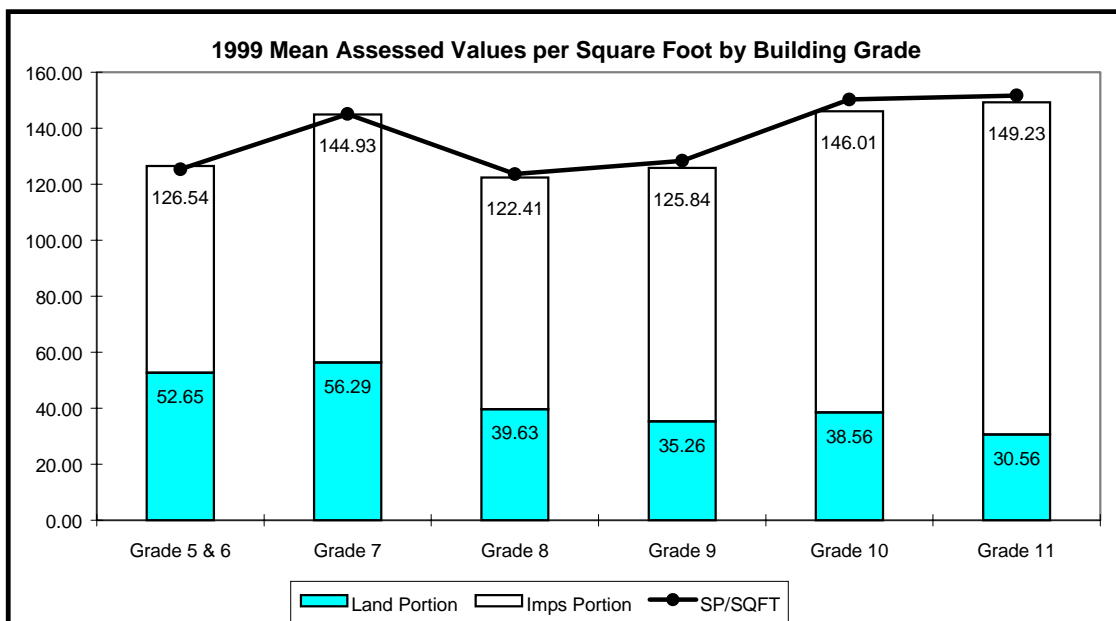
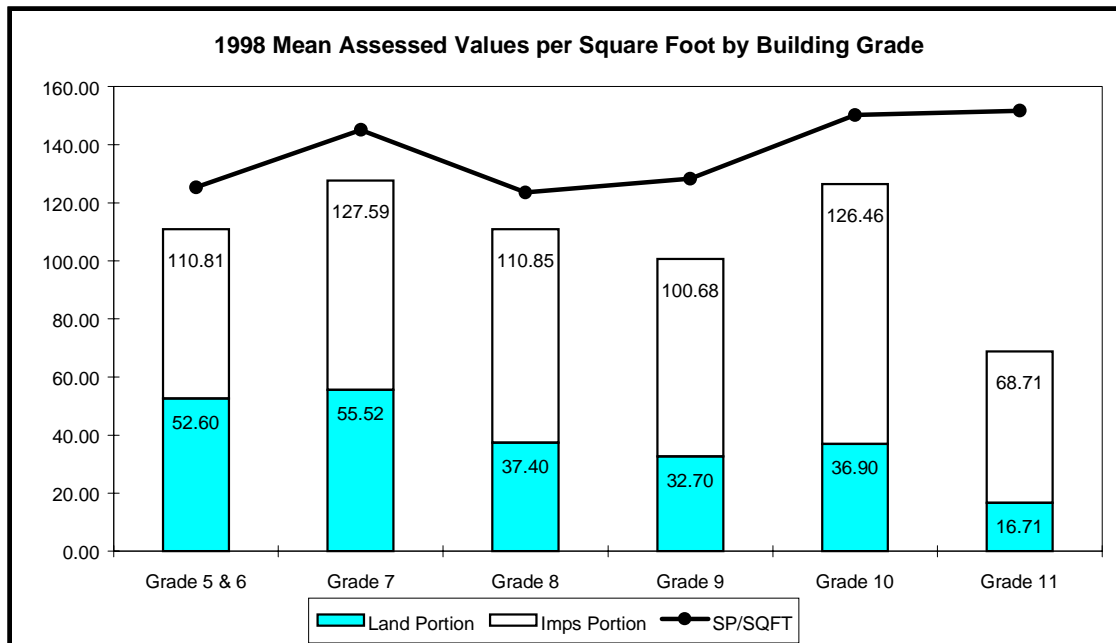
These charts clearly show an improvement in the assessment level by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

## **Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area**



These charts show a great deal of improvement in the assessment level by above grade living as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

### Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show definite improvement in the assessment level by grade as a result of applying the 1999 recommended values. Due to the small sales sample of grade 5 homes they have been included with the grade 6 homes. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.